

**BRAMBLETON CORNER  
ZMAP 2004-0025  
DRAFT PROFFER STATEMENT  
JUNE 22, 2007**

Pursuant to Section 15.2-2303, Code of Virginia (1950), as amended, and Section 6-1209 of the Revised 1993 Loudoun County Zoning Ordinance, as amended (the "Zoning Ordinance"), Brambleton Group, L.L.C. ("Applicant"), as the owners of property described as part of Loudoun County Tax Map 91, Parcel 25 (part of PIN 201-29-5424) (the "Property"), on behalf of itself and its successors in interest, hereby voluntarily proffers that the development of the Property subject to ZMAP 2004-0025 shall be in substantial conformity with the proffers as set forth below.

All proffers made herein are contingent upon approval of (i) ZMAP 2004-0025 and the rezoning of the Property to the Planned Development – Housing 4 ("PD-H4") zoning classification under the Zoning Ordinance, including the requested modification of Sections 3-506(C), 3-508(A), 3-508(B), and 4-102 of the Zoning Ordinance as provided in Exhibit A, and (ii) the Concept Development Plan, as defined below and (iii) the approval of ZCPA 2006-0011.

**I. CONCEPT DEVELOPMENT PLAN**

The development of the Property shall be in substantial conformity with the Concept Development Plan (the "CDP") (included by reference as Exhibit B), identified as Sheets 7, 8 and 8A of the Brambleton Corner Zoning Map Amendment Plan dated December 2004, and updated through June 14, 2007, prepared by Urban Engineering & Associates, Inc. Minor adjustments to the locations of the proposed uses, facilities and improvements shown on the CDP shall be permitted to address grading, drainage, environmental, cultural and natural features, development ordinance requirements, and other final engineering considerations, and to accommodate the recommendations of archaeological studies.

**II. DEVELOPMENT SCOPE**

Development of the Property will include a maximum of 49 single-family attached homes and a community center. The Property will be developed using public water and sewer with such facilities provided to the Property at no cost to the County or to the Loudoun County Sanitation Authority ("LCSA"). The Applicant will abandon any and all existing wells and drainfields on the Property.

**III. RECREATIONAL AMENITIES, TRAILS, AND SIDEWALKS**

**A. Generally**

The Applicant shall provide active and passive recreational amenities and sidewalks within the Property, as shown on the CDP, with the construction of all such items to be done in conjunction with the development of the adjacent residential areas and the construction of the adjacent streets and infrastructure.

## **B. Community Recreation Site**

1. Applicant shall provide a community recreation site (the "Community Recreation Site") at the Property for the use of the residents of the Property and the greater Brambleton community. Such facility will be owned, controlled and maintained by the HOA, as defined in Proffer VII, below.

2. The Community Recreation Site shall include: a community building/pool house and pool; two (2) tennis courts; two (2) multipurpose courts; and two (2) tot lots. The community building shall be a minimum of 5,000 square feet in size. The pool shall be a minimum of 25 meters in width and 6 lanes in width.

3. The Community Recreation Site shall be completed not later than the issuance of a zoning permit for the three thousand five hundredth (3,500<sup>th</sup>) residential unit within the Brambleton community, as such unit count is calculated by the proffers approved with ZMAP 1993-0005, ZCPA 1993-0007, ZCPA 2005-0012 and ZCPA 2006-0011. Notwithstanding the foregoing, if prior to issuance of a zoning permit for the three thousand five hundredth (3,500<sup>th</sup>) residential unit within the Brambleton community, a Community Recreation Site is provided within Land Bay 1 of the Brambleton community, Applicant shall be relieved from the obligation to provide a Community Recreation Site on the Property at the 3,500<sup>th</sup> residential zoning permit and shall instead provide such Community Recreation Site prior to the issuance of the zoning permit for the four thousand five hundredth (4,500<sup>th</sup>) residential unit in the Brambleton community.

## **C. Trails and Sidewalks**

1. The Applicant shall construct a 10 foot wide multi-purpose trail consistent with trails similarly provided throughout the Brambleton community and as generally shown on the CDP. The trail shall be constructed to connect with and shall be constructed of the same materials as adjoining off-site trails. The trail shall be constructed in phases concurrent with the development of adjacent home sites. The location of the trail is shown on Sheet 7. The Applicant shall convey to the County a public access easement of sufficient width to accommodate the multi-purpose trail, which will be maintained by the HOA. The trail shall be constructed in accordance with the FSM. The Applicant shall provide sidewalks at least 5 feet in width on all internal public and private streets, as shown on the CDP. The exact location and width of all proposed trails shown on the CDP will be determined in consultation with the County in conjunction with the approval of the first residential record plat or first site plan for the Property, whichever is first in time.

## **IV. TRANSPORTATION**

### **A. Route 621 Relocated Dedications and Improvements**

1. The Applicant shall dedicate right-of-way, along with all necessary construction and maintenance related easements located outside of the right-of-way, as may be needed to accommodate two lanes of a 4-lane divided section of Route 621 Relocated across the Property's frontage, from the entrance to the Property west to Route 659 Relocated, as shown on

the CDP. Any right-of-way and all related easements needed for half section of Route 621 Relocated shall be dedicated either upon the request of the County, with the requisite construction plans, plats and deeds prepared by others, or in conjunction with the approval of the first record plat or first site plan for the Property, whichever is first in time.

2. The Applicant will construct two lanes of a 4-lane divided section of Route 621 Relocated across the Property's frontage, from the entrance to the Property west to Route 659 Relocated. These improvements, if required, shall be bonded for construction prior to the approval of the first record plat or site plan for the Property, whichever is first in time. In the event such required turn lanes are constructed by others prior to the approval of the first record plat or site plan for the Property, whichever is first in time, the Applicant shall provide a cash equivalent contribution to the County at the time of approval of the first record plat or site plan for the Property, whichever is first in time. Such contribution shall be used by the County for transportation improvements within the Dulles Community area, as defined in the Suburban Policy Area of the Revised General Plan.

#### **B. Route 659 Relocated Dedications and Improvements**

The Applicant shall dedicate right-of-way, along with all necessary construction and maintenance related easements located outside of the right-of-way, as may be needed to accommodate three lanes of a 6-lane divided section of Route 659 Relocated across the Property's frontage, as shown on the CDP. Any right-of-way and all related easements needed for a half section of Route 659 Relocated shall be dedicated either upon the request of the County, with the requisite construction plans, plats and deeds prepared by others, or in conjunction with the approval of the first record plat or first site plan for the Property, whichever is first in time. The Applicant shall convey to the County a public access easement of sufficient width to accommodate the multi-purpose trail, which will be maintained by the HOA.

#### **C. Loudoun County Parkway and East-West Connector/ Route 621 Relocated Improvements**

In lieu of separate contributions that might otherwise be made for capital facilities, public transit and regional transportation improvements for this application, the Applicant shall participate in the funding of construction of sections of Loudoun County Parkway and sections of the East-West Connector/Route 621 Relocated. The timing of construction of these improvements is described in Proffers V.A. and V.B. for ZMAP 2005-0020.

#### **D. Capital Facility and Regional Road Contributions**

The improvements discussed in Proffer I.V.C. above are contingent of the approval of ZMAP 2004-0024 (Brambleton Brandt) by the Board of Supervisors. In the event that this application is denied, the Applicant shall instead contribute to Loudoun County \$33,209 per unit concurrent with the issuance of each zoning permit (that is, a total of \$1,627,241 calculated based on (a) a \$29,709 capital facility contribution for each single family attached unit plus (b) 3,500 per unit for regional transportation impacts with the first priority being the completion of the Loudoun County Parkway through the Brambleton Active Adult community) in lieu of

making improvements discussed in Proffer I.V.C. Said per unit contribution shall be paid prior to or concurrent with the issuance of each residential zoning permit.

## **V. EMERGENCY SERVICES**

Prior to the issuance of each residential zoning permit, a one-time contribution of \$120.00 per unit for each residential unit shall be paid to the County for distribution by the County to the primary volunteer fire and rescue companies providing service to the Property. Said contribution shall escalate on a yearly basis from the base year of 1988 and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"). For the purpose of this Section, a residential unit includes each single family attached dwelling unit, excluding any approved accessory unit. Contributions pursuant to this paragraph shall be divided equally between the primary servicing fire and rescue companies providing service to the Property. Notwithstanding the foregoing, at such time as the primary fire and/or rescue service to the Property are no longer provided by an incorporated volunteer company, the obligation to make the contributions listed within this paragraph shall cease. The intent of these provisions is to support a volunteer fire and rescue system so long as a volunteer system is the primary provider of fire and rescue services to the Property. If one of these services ceases to be provided by a volunteer company, then the contribution shall be halved and shall continue to be provided to the remaining volunteer company.

## **VI. ENVIRONMENT**

### **A. Tree Conservation and Tree Protection**

1. The Applicant shall establish tree save areas in the locations shown on Sheets 7 and 8 of the Concept Development Plan as the "Tree Conservation Area." Clearing in these areas shall be permitted only for the construction of utility crossings, wetland mitigation, storm water management facilities, best management practices, low impact design facilities and trail crossings and any such clearing shall be limited to the minimum area required for said construction. The final delineation of the Tree Conservation Areas shall be phased in and established with contiguous site and/or subdivision plans.

2. A minimum of eighty (80) percent of the canopy within the cumulative Tree Conservation Area depicted on the CDP will be preserved, exclusive of stands of Virginia Pine over 25 years in age. In the event that the eighty (80) percent canopy threshold cannot be achieved within the designated Tree Conservation Areas, such lost canopy will be recaptured elsewhere onsite in locations to be designated at the discretion of the Owner in consultation with the County. Boundaries of all Tree Conservation Areas shall be delineated on the record plat recorded for each section of the development. Construction plans shall clearly define the limits of the Tree Conservation Area and all such areas shall be clearly marked in the field. Tree protection fencing shall be placed outside the drip lines along the Tree Conservation Area prior to commencing land-disturbing activities. The Applicant reserves the right to remove, in consultation with the County, any dead, damaged, dying or diseased trees and vegetation, and

any tree or vegetation that interferes with construction, proper functioning and/or use of any utility or drainage easement, interferes with clearing and grading for construction of Route 659 Relocated or Route 621 Relocated or creates a danger to property or persons.

3. If, during construction on the Property, it is determined by the Owner's certified arborist and/or the County Urban Forester that any healthy tree located within the boundaries of any of the Tree Conservation Areas described in this Proffer has been damaged during construction and will not survive, then the Owner shall remove each such tree and replace each such tree with two (2) 2½ - 3 inch caliper native, non-invasive deciduous trees. The species and placement of replacement trees shall be proximate to the area of each such damaged tree so removed, or in another area determined in consultation between the Applicant and the County Urban Forester.

4. The HOA documents shall include a provision that prohibits removal of trees in Tree Conservation Areas, as shown on the record plat, after construction has been completed by the Applicant without specific permission of the County Urban Forester except as necessary to accommodate Forest Management Techniques, performed by or recommended by a professional forester or certified arborist, that are necessary to protect or enhance the viability of the canopy. Such Management Techniques may include, without limitation, pruning and the removal of vines, invasive species, trees uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased, insect-infested, dead, or are considered a hazard to life or property. The HOA documents shall clearly state that such provisions prohibiting tree removal shall not be amended by the Owner or the HOA without written approval from the County. The record plat for each portion of the Property containing a Tree Conservation Area shall contain a note stating that the removal of trees within a Tree Conservation Area is prohibited except in accordance with the Declaration of Covenants.

#### **B. Water Quality Protection**

1. All storm drainage inlet structures on the Property shall be marked to indicate that they drain to the Potomac River and that no dumping into such inlet structures is permitted. The HOA documents shall include provisions requiring the HOA to maintain such markings.

2. At the time of property settlement, all prospective purchasers and all contract purchasers of homes constructed on the Property shall be provided with information regarding property owner management practices that will protect water quality. This documentation will incorporate a statement that it is unlawful to dispose of petroleum products in the storm drainage system, will include information regarding safe disposal of petroleum products and will educate property owners on the safe use of fertilizers, pesticides, and insecticides in maintaining their private landscaping.

#### **C. Low Impact Development Measures**

The Applicant shall implement low impact development measures (LID) at the Property. The Applicant shall work with the County to implement those LID measures deemed likely to be effective on the Property, based on constraints of the Property. The LID measures, if applicable,

will be designed and implemented in accordance with the adopted provisions of the Facilities Standards Manual (FSM)”

## **VII. HOME OWNERS ASSOCIATION**

### **HOA General Responsibilities**

All property owners at the Property shall be members of the Brambleton Homeowners Association (“HOA”) established to regulate use and provide standards for the construction, landscaping and use of privately owned land and structures within the Property. Documents for the inclusion of the Property in the existing HOA shall be submitted to the County for review and approval prior to approval of the first record plat or site plan for the Property, whichever is first in time. The HOA shall maintain and provide for grass cutting and lawn maintenance on all common areas, including lawn maintenance in all public rights-of-way, snow removal on all private streets, and garbage collection. The HOA shall be responsible for the maintenance and operation of all recreational buildings and areas owned by the HOA including the pool and community building/pool house to include maintenance of trails and sidewalks not otherwise located within land dedicated to the County or within Virginia Department of Transportation (“VDOT”) right-of-way.

## **VIII. NOISE IMPACT STUDY**

The Applicant will provide a noise impact study to the County that will determine the required buffering and noise attenuation measures along the Route 621 Relocated (East-West Connector) and Route 659 Relocated frontages of the Property. The noise impact study shall address the noise generated by the traffic from these roadways at the time of build-out of the Property. The study will be conducted by a certified professional engineering firm and submitted to the County prior to submission of the first site plan including residential units adjacent to Route 621 Relocated (East-West Connector) and Route 659 Relocated. If it is determined by County staff that the noise impacts on residential uses will exceed the noise performance standards for residential uses contained in the Zoning Ordinance, the Applicant will provide buffers, berms, or other such noise attenuation measures as part of the residential buildings along Route 621 Relocated (East-West Connector) and Route 659 Relocated sufficient to mitigate the noise impact from the roadway prior to the issuance of occupancy permits for any residential dwelling units impacted by the noise levels.

## **IX. GARAGE SPACE CONVERSION RESTRICTION**

Prior to the approval of the first record plat or site plan, whichever is first in time, for any of the single-family attached units on the Property, the Applicant shall record a restrictive covenant against the Property, as part of the applicable HOA documents, that precludes the conversion of any garage space in a single-family attached unit to any use other than the storage of vehicles.

## **X. ESCALATOR**

Unless otherwise specified, all cash contributions enumerated in these proffers shall be subject to an annual escalator based on the CPI with a base year of 2006. This escalator shall take effect on January 1 of 2007 and change effective each January 1 thereafter.

These proffers shall be binding on the heirs, executors, administrators, assigns, and successors in interest of the Applicant. The undersigned hereby warrants that all of the owners of legal interest in the subject Property have signed this proffer statement, that he/she has full authority to bind the Property to these conditions and that the proffers are entered into voluntarily.

OWNER:

**BRAMBLETON GROUP, L.L.C., A MICHIGAN  
LIMITED LIABILITY COMPANY**

By: \_\_\_\_\_(SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) to-wit:  
COUNTY/CITY OF \_\_\_\_\_ )

The foregoing Proffer Statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by \_\_\_\_\_, as \_\_\_\_\_ of Brambleton Group, L.L.C.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**

**BRAMBLETON CORNER**

**LIST OF ZONING MODIFICATIONS**

1. Section 4-102 of the Zoning Ordinance: reduce the zoning district minimum from 25 acres to 12.47 acres.
2. Section 3-508(A) of the Zoning Ordinance: increase lot coverage for single-family attached dwellings from fifty percent to sixty percent.
3. Section 3-508(B) of the Zoning Ordinance: increase building height maximum from 35 feet to 40 feet.
4. Section 1-205(A) of the Zoning Ordinance: to allow single-family attached units without frontage onto a public right-of-way or private street.
5. Section 1245.01(2) of the Loudoun Subdivision Ordinance: To allow single family attached units without frontage onto a public right of way or private street be accessed by private alley.
6. Section 1245.05(1) of the Loudoun Subdivision Ordinance: To allow single family attached units without frontage onto a public right of way or private street be accessed by private alley.

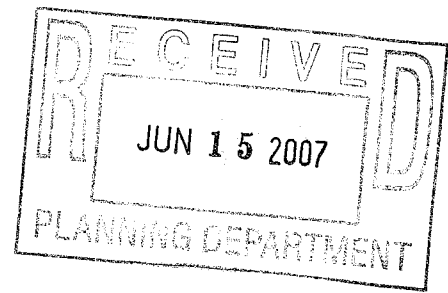
**EXHIBIT B**

**BRAMBLETON CORNER  
CONCEPT DEVELOPMENT PLAN**

275648 v8/RE

**BRAMBLETON CORNER  
ZCPA 2006-0011  
DRAFT PROFFER STATEMENT**

**JUNE 14, 20062007**



Pursuant to Section 15.2-2303, Code of Virginia (1950), as amended, and Section 6-1209 of the Revised 1993 Loudoun County Zoning Ordinance, as amended (the "Zoning Ordinance"), Brambleton Group, LLC (the "Applicants"), as the owner of the parcels listed on Exhibit A (the "Pool/Bathhouse Property"), on behalf of itself and its successors in interest, hereby proffers that the development of the Property will be in accordance with the following proffers if, and only if, ZCPA 2006-0011 and the accompanying application, ZMAP 2004-0025, are approved. In the event that said applications are denied, these proffers shall immediately be null and void and of no further force or effect.

This ZCPA amends the proffers previously approved with ZMAP 1993-0005, ZCPA 1993-0007 and ZCPA 2005-0012. This proffer amendment relates only to those parcels included on Exhibit A and amends only those proffers referenced below. All other proffers shall remain in full force and effect, except as specifically amended or supplemented in this proffer statement.

The Applicant voluntarily proffers as follows:

1. The Pool/Bathhouse ZCPA Property shall be developed in substantial conformance with these proffers and Sheet 8A (the "Proposed Development Plan") of the Brambleton Corner Zoning Concept Plan Amendment and Zoning Map Amendment Plan Set (the "Pool/Bathhouse Plan Set") prepared by Urban Engineering and Associates, Inc. and dated February 16, 2005 and revised through June 2007, attached hereto as Exhibit B. Only those parcels listed at Exhibit A shall be governed by these proffers. For purposes of these proffers, the term "Pool/Bathhouse ZCPA Property" shall refer to all parcels identified as being part of the Proffer Plan Amendment, as shown on Sheet 8A.

2. Proffer I.(A)(1) is hereby deleted in its entirety and replaced with the following language:

"The Property shall be developed in accordance with the PDH-4, PD-IP and PD-GI zoning regulations under the Zoning Ordinance, in substantial conformity with the Proposed Development Plan consisting of nine (9) sheets, prepared by CHK Architects & Planners, Inc., dated November 23, 1994, with revisions through July 17, 1995, as modified by that certain Letter of Clarification and all attachments thereto dated November 8, 1995. Notwithstanding the foregoing, Land Bays 1, 3 and 5 and the North Water Tower Parcel (as defined on the ZCPA Plan Set) shall be developed in accordance with the PDH-4, PD-IP and PD-GI zoning regulations under the Revised 1993 Loudoun County Zoning Ordinance, in substantial conformity with the ZCPA Plan Set consisting of twelve (12) sheets, prepared by Urban Engineering and Associates, Inc. and dated September, 2005 and revised through July 7, 2006, attached hereto as Exhibit C. Notwithstanding the foregoing, the Pool/Bathhouse ZCPA Property shall be developed in

accordance with Sheets 1 through 5 and 7 through 12 of the ZCPA plan set and Sheet 8A of the Pool/Bathhouse plan set. Furthermore, the zoning modifications previously approved with ZMAP 1993-0005 and ZCPA 1993-0007 are set forth more fully in Exhibit D and shall continue to govern.”

3. Proffer V.(D) is hereby deleted and replaced with the following language:

V. PARKS AND RECREATION.

D. Community Recreation Sites and Pool/Bathhouse. The Applicant shall provide two (2) community recreation sites (the "Community Recreation Sites") and one (1) pool/bathhouses (the "Pool/Bathhouse") for the exclusive use of residents of the Property, which shall be owned, controlled, and maintained by the Homeowners' Association. The general location of the Community Recreation Sites shall be in or adjacent to the Residential Centers shown on the Proposed Development Plan. The general location of the Pool/Bathhouse should be in the location shown on the Proposed Development Plan. The specific location of such Community Recreation Sites or Pool/Bathhouse shall be specified at the time of preliminary subdivision of each Land Bay. Each Community Recreation Site shall be a minimum of four (4) acres and a maximum of ten (10) acres. Community Recreation Sites shall not exceed an aggregate of twenty-five (25) acres. Each of the Community Recreation Sites shall be improved with one (1) swimming pool. The Applicant shall also construct on the Community Recreation Sites or Pool/Bathhouse or elsewhere on the Property, in addition to the public recreational facilities proffered in Paragraph C above, a total of six (6) tennis courts; six (6) multipurpose courts, and eight (8) tot lots. One (1) Community Recreation Site, plus the following facilities, shall be completed as evidenced by the issuance of a certificate of occupancy not later than issuance of a zoning permit for the one thousandth (1,000<sup>th</sup>) residential unit in the Property:

- Two (2) tennis courts;
- Two (2) multipurpose courts;
- Two (2) tot lots.

The Pool/Bathhouse shall be completed as evidenced by the issuance of a certificate of occupancy not later than the issuance of a zoning permit for the two thousand five hundredth (2,500<sup>th</sup>) residential unit in the Property.

The second Community Recreation Site plus the following additional facilities, shall be completed in Land Bay 1 as evidenced by the issuance of a certificate of occupancy not later than issuance of a zoning permit for the three thousand five hundredth (3,500<sup>th</sup>) ~~or four thousand five hundredth (4,500<sup>th</sup>)~~ residential unit ~~in~~ at the Property:

- Two (2) tennis courts;
- Two (2) multipurpose courts;
- ~~-Four (4) tot lots.~~

-Two (2) tot lots.

~~A third~~Notwithstanding the foregoing, if prior to issuance of a zoning permit for the three thousand five hundredth (3,500<sup>th</sup>) residential unit at the Property, a facility is provided on that parcel which is subject to ZMAP 2004-0025- Brambleton Corner and otherwise fulfills the criteria for a Community Recreation Site, plus the following additional facilities, shall be provided off-site as part of ZMAP 2004-0025 and shall be completed as evidenced by the issuance of a certificate of occupancy not later than issuance of a as set forth above. Applicant shall be relieved from the obligation to provide a Community Recreation Site at the 3,500<sup>th</sup> residential zoning permit and shall instead provide such Community Recreation Site prior to the issuance of the zoning permit for the four thousand five hundredth (4,500<sup>th</sup>) residential unit on the Property.

- ~~-Two (2) tennis courts;~~
- ~~-Two (2) multipurpose courts;~~
- ~~-Two (2) tot lots.~~

In counting the number of zoning permits issued at the Property, for these purposes only, multi-family structures with recreational facilities constructed on the Property and available to the residents of such structures shall be excluded.

The foregoing recreational facilities proffers on park sites, elementary school sites, and Community Recreation sites are summarized as follows:

	Facilities On Regional Park & Community Park Sites	Facilities On Elementary School Sites	Total Public Facilities	Community HOA-Owned Facilities
Tennis Courts				6
Multi-Purpose Courts				6
Tot Lots				8
Football Fields	2 (160' x 360')		2	
Soccer Fields	1 (200' x 400')	3 (200' x 330')	4	
Softball Fields	4 (250' outfield)	3 (200' outfield)	7	
Baseball Fields	2 (200' outfield)		2	
Swimming Pools				3

These proffers shall be binding on the heirs, executors, administrators, assigns, and successors in interest of the Applicant. The undersigned hereby warrants that all of the owners of legal interest in the subject Property have signed this proffer statement, that he/she has full authority to bind the Property to these conditions and that the proffers are entered into voluntarily.

OWNER:

**BRAMBLETON GROUP, LLC**

By: \_\_\_\_\_(SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) to-wit:  
COUNTY/CITY OF \_\_\_\_\_ )

The foregoing Proffer Statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, ~~2006, 2007~~, by \_\_\_\_\_, as \_\_\_\_\_ of Brambleton Group, LLC.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

A-190

**EXHIBIT A****BRAMBLETON CORNER  
PROPERTY INFORMATION**

<b>Tax Number</b>	<b>MCPI</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Property Owner</b>
92 ((D26))/BK2A	158-26-5888	26.63	PD-H4	Brambleton Group LLC
91 ((8))/4	243-40-6613	13.10	PD-H4	Brambleton Group LLC
91 ((8))/5	200-45-5740	36.57	PD-H4	Brambleton Group LLC
91 ((8))/3	200-35-4550	10.45	PD-H4	Brambleton Group LLC
91 ((8))/2	200-35-5717	17.4	PD-H4	Brambleton Group LLC
91 ((8))/7	199-17-1149	25.53	PD-H4	Brambleton Group LLC
91 ((8))/9	200-38-3023	71.21	PD-H4	Brambleton Group LLC
91 ((8))/8	200-47-7241	50.63	PD-H4	Brambleton Group LLC
91/40	200-48-8746	21.78	PD-H4	Brambleton Group LLC
92/3	200-49-3520	10	PD-H4	Brambleton Group LLC
92/14	160-27-4088	191.24	PD-H4	Brambleton Group LLC
92 ((2))/2	161-37-2334	245.87	PD-H4	Brambleton Group LLC
91/25	201-29-5424	130.57	PD-H4	Brambleton Group LLC
92/4	159-36-1337	94.08	PD-H4	Brambleton Group LLC
92/8	201-30-3669	58.43	PD-H4	Brambleton Group LLC
91 ((8))/6	199-16-3034	35.04	PD-H4	Brambleton Group LLC
91 ((8))/1	200-25-7375	24	PD-H4	Brambleton Group LLC
91 ((8))/10	200-27-9515	63.3	PD-H4	Brambleton Group LLC
92/7	200-10-5715	10.34	PD-H4	Brambleton Group LLC
92/6	159-15-6045	22.65	PD-H4	Brambleton Group LLC
92/24	159-18-7172	16.66	PD-H4	Brambleton Group LLC
92/11A	160-25-4249	21.49	PD-H4	Brambleton Group LLC
92/12	160-15-7587	1	PD-H4	Brambleton Group LLC
92 ((D22))/Q	200-40-6429	42.72	PD-H4	Brambleton Town Center Association LLC

**EXHIBIT B**

**ZMAP 2004-0025**

**BRAMBLETON CORNER ZMAP AND ZCPA**



**EXHIBIT C**

**ZCPA 2005-0012**

**BRAMBLETON GOLF COURSE**

**ZCPA AND SPECIAL EXCEPTION**

**EXHIBIT D**

**BRAMBLETON**

**ZMAP 1993-0005 & ZCPA 1993-0007**